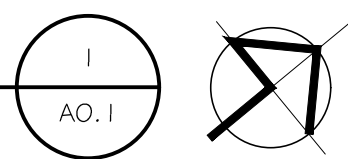


PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



ORDINANCE SUMMARY

GREENE TOWNSHIP
FRANKLIN COUNTY
ZONING DISTRICT: HC (HIGHWAY COMMERCIAL)
PROPERTY SIZE: 1.72 ACRE 74,750 SF (299 x 250)
105-29 PARKING REGULATIONS
A. EATING ESTABLISHMENTS 1 SPACE / 50 SF
(EXCLUDE KITCHEN, RESTROOM,
STORAGE, ETC.)
or
1 PER 3 SEATS + 1 PER EMPLOYEE
RETAIL 7 SPACES / 1,000 SF
D. PARKING SPACE SIZE: 9 x 20
AISLE SIZE: 25' 2-WAY
20' 1-WAY
J. NO OFF STREET PARKING SHALL BE CLOSER THAN 10 FEET
TO BUILDING OR 10' TO SIDE OR REAR LOT LINE
105-30 OFF STREET LOADING
A. SIZE: 12' x 33' (14' hgt)

65-40.1 LANDSCAPE AND SCREENING
3. (b) INTERIOR PARKING LOT SHALL HAVE AT LEAST ONE THREE-INCH
CALIPER DECIDUOUS SHADE TREE FOR EVERY FIVE PARKING SPACES
3. (c) (1) LANDSCAPE AREAS AT LEAST 10 FEET WIDE SHALL BE PROVIDED
AROUND PERIPHERY OF PARKING AREAS.
3. (c) (2) LANDSCAPE ISLAND BETWEEN EVERY 15 PARKING SPACES AND
AT BOTH ENDS OF EACH PARKING ROW SHALL BE PROVIDED AND SHALL
BE LENGTH OF THE PARKING SPACES IN THE ROW AND AT LEAST 10
FEET IN WIDTH

DESIGN/PARKING SUMMARY:

TENANT No. 1: 2,450 SF (RESTAURANT W/ DRIVE-THRU)
TENANT No. 2: 2,580 SF (RESTAURANT W/ DRIVE-THRU)
TENANT No. 3: 1,365 SF
TENANT No. 4: 1,400 SF
TENANT No. 5: 980 SF
8,775 SF

PROPOSED RETAIL: 980 SF
980 / 1000 = .98
.98 x 7 = 6.86 (7 SPACES REQUIRED)

PROPOSED FOOD ESTABLISHMENT:
7,795 SF GROSS
***ASSUME 40 PERCENT OF FOOTPRINT IS SEATING AREA
ESTIMATED SEATING AREA: 3,118 SF
3,118 / 50 = 63

OUTDOOR SEATING: 16 SEATS
16 SEATS / 3 = 6

ESTIMATED TOTAL REQUIRED: 76

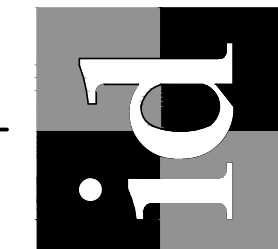
PARKING SPACES PROPOSED: 78

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REVISIONS:

Proposed new:
RETAIL DEVELOPMENT
0 Philadelphia Avenue
Chambersburg, PA 17201
Greene Township

INTEGRITY DESIGN
ARCHITECTURE & INTERIORS
PO Box 891
Ingomast, PA 17127
412-225-1050 id-design.us



DATE:
23 OCTOBER 2025
PROJECT NO.
2025-025

SITE PLAN

SHEET NO.

A0.1